



Connells

Spinney Avenue
Countesthorpe Leicester

Spinney Avenue Countesthorpe Leicester LE8 5RJ

for sale offers in excess of
£270,000



Property Description

Countesthorpe is a large village and civil parish in the Leicestershire district of Blaby. The village boasts its own church which still has the 14th century tower. The village has public houses, two small supermarkets and an award winning Indian restaurant. Countesthorpe provides schooling for all ages with Greenfield Primary and Countesthorpe Academy.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This immaculately presented three bedroom property is situated in the sought after village of Countesthorpe. The property commands a corner plot and also benefits from a detached garage. Viewing is highly recommended to appreciate the accommodation this property has to offer.

Entrance Porch

With a double glazed door and windows to the side and door through to the hallway.

Hallway

A door front the porch leads through to the hall, which has stairs rising to the first floor, shoe cupboard, central heating radiator and under stairs cupboard.

Lounge/Diner

the lounge area has double glazed windows to the front and side of the property and a central heating radiator. The dining area has a double glazed window to the front of the property and a central heating radiators.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine and dish washer, pantry, door leading out to the rear garden and a double glazed window to the rear of the property.

First Floor Landing

With stairs rising from the ground floor and a double glazed window to the side of the property.

Bedroom One

There is a double glazed window to the front of the property, built in wardrobe and a central heating radiator.

Bedroom Two

With a double glazed window to the front of the property and central heating radiator.

Bedroom Three

With a double glazed window to the side of the property and a central heating radiator.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, fully tiled walls, chrome towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a lawn with mature planting and a driveway providing ample off road parking and leads to the garage.

The rear garden has a paved patio seating area, lawn, flower borders and timber fencing.

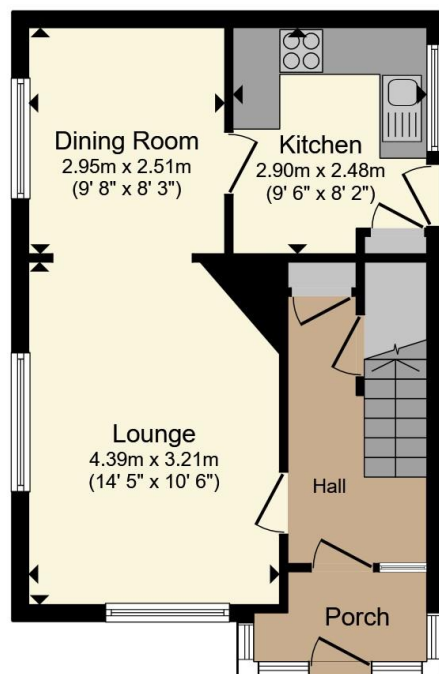
Garage

With an up and over door, power and lighting, window at the rear and a door to the side leading to the rear garden.

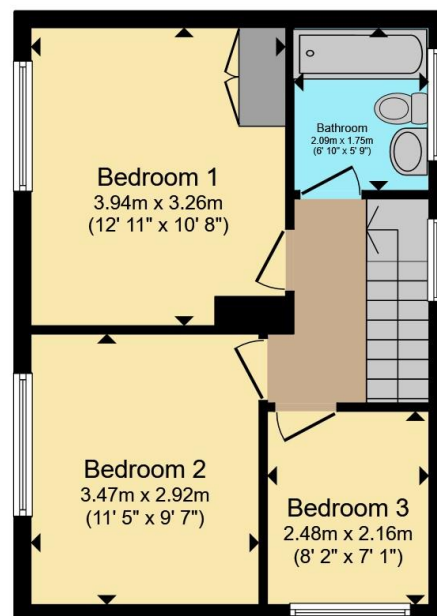




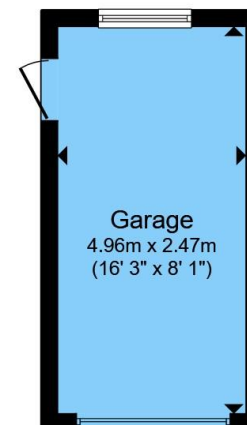




Ground Floor



First Floor



Garage

Total floor area 88.8 m² (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Winchester Road, at the mini roundabout turn left onto Hospital Lane. At the end of the road turn right onto Leicester Road towards the village of Countesthorpe. Then turn right before the mini roundabout onto Ladbrooke Grove, then immediately left onto Buckingham Road. Take the second turning on the right onto Spinney Avenue where the property is located.

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309891



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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